

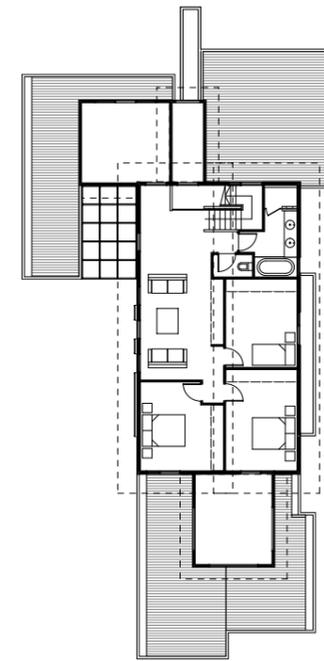
Future Proofing

With a striking façade clad in a mix of rendered masonry veneer and compressed foam sheeting, Melissa Fleming of Metroworks Architects presents a modern, low-maintenance home designed for a growing family. Featuring a masterful plan refined with attention to detail, the home offers peaceful, interconnecting spaces which harbor the ability to be zoned off from one another, thus creating places of privacy and tranquility.





UPPER FLOOR



From the street, the unique, layered approach taken in designing the façade creates a stunning effect. Finished in a restrained palette of whites, its emanating purity is paired with bold statement elements such as wide eaves, thick fascia and a cantilevered roof over the entry.

With four bedrooms, a large kitchen and butler's pantry, two living areas, a working space, and extensive outdoor facilities, the home is designed to incorporate a sense of warmth and seclusion, utilizing the fall of the land to include sunken rooms and split level areas, which help define spaces throughout the home. The home effectively unfolds as you travel through it, satisfying privacy requirements. Attention to detail is exhibited almost everywhere in this gorgeous home, from cornices to door and wall cavities. Each of the oversized sliding glass doors in this home are housed within walls made thicker to accommodate the door itself, and also to allow for an increase in the amount of insulation used. In addition, this works to reduce 'visual clutter' internally.

The ground floor features coffered ceilings to accommodate the ducted air conditioning and concealed blinds, however it provides an interesting visual feature over large expanses of ceiling. Although linked at the voluminous entry, the first floor was designed to be quite separate from the ground floor, allowing privacy and noise control between the levels. This satisfies the ideal of future proofing for when the owner's children get older.

One of the key features of this home is the way in which each of the three ground floor levels is connected to the outdoors. With a no-step flow between interior and exterior spaces, areas seem visually larger.

Outside, a brilliant space has been created by the architect, incorporating places for the children to play, as well as ample room for entertainment purposes. The terraced back garden includes a gorgeous pool, an outdoor sound system, a built-in timber seat and a large outdoor kitchen with built-in barbecue and wood-fired pizza oven.

In the kitchen, CaesarStone bench tops are set in front of colourback toughened glass splashbacks, while a covert butler's pantry with ample storage space is hidden behind.

Good design has rewarded this home with a 5-star energy rating, with a cantilevered first floor that shades the western side of the house, ceiling fans to circulate warm air down into the house in winter, double glazed windows and good cross flow ventilation. As the recipient of many awards, including one of the 2009 Master Builders Association of Victoria (MBAV) awards for Best Custom Home, it is clear that careful planning and innovation lead to good things.

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GROUND FLOOR

